

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133112/FH/2022

Date registered valid: 8 March 2022

Proposal: Increase in height of roof ridge together with the erection of a rear roof dormer

Address: 40 Hacking Street, Manchester, M7 4YD

Ward(s): Cheetham Ward

Applicant: Glickman 40 Hacking Street, Manchester, M7 4YD

Agent (if any): Mr Sam Golding Gold Sketch Studios Ltd 55A Bury Old Road, M25 0FG

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 March 2022 Expired: 31 March 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site lies within a row of terraced properties within a residential area of Cheetham Hill. Hacking street is characterised by dwelling houses with gardens situated at the front and rear. There are varying types of boundary treatment along the row, most of which allow access for off street car parking. The houses along the row are bay fronted, some have porches or canopies demarking the front entrance. The properties along this section of Hacking Street are on a gradient which results in the roofs being stepped.

Description of development

The proposal includes the creation of a rear dormer to create two additional bedrooms and a bathroom facility. The height of the ridge and the front eaves will also be increase in order to provide adequate headroom.

Site History

A previous application was refused at the address under planning referenced no. 127463/FH/2020 Erection of a two storey rear extension together with the erection of a front

porch following demolition of single storey rear extension to form additional living accommodation.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

Policy

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
 - o they do not create an undue loss of sunlight, daylight or privacy;
 - o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of extending a residential property within an established residential area is considered acceptable. Notwithstanding this, consideration must be given to the proposals siting, scale, massing, design, and appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The site comprises of a two-storey terraced property on Hacking Street, surrounded by similar style houses with gardens to both the front and rear. The character of the roof types of the houses within the area are slopped with a stepped appearance due to the gradient.

The applicant proposes to increase the overall height of roof including the installation of a rear dormer to create additional living accommodation.

Due to the nature of the roof line, the overall increase in height differs due to the variation in roof height of the neighbouring properties.

The rear dormer would sit back from the eaves. The dormer would provide additional head height required to convert the loft space. There are no windows proposed in the side elevations of the dormer.

The rear dormer which would extend across the roof and be marginally higher than the ridge line of the original roof height and sits in from the side walls of the house. Two windows are proposed which overlooks the rear garden. Given the distance and the relationship with the neighbouring properties to rear boundary it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor.

Similarly, given the distance to the property on the opposite side, it is not anticipated that there would be any further overlooking than already exists from the first-floor windows.

The City Council considers the change to the roof design is acceptable including the increase to the ridge height. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is therefore considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

On balance, the extension and rear dormer is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Massing

The proposal is considered to be relatively modest and remains subservient to the host property. It retains a balance and character that is in keeping with the neighbouring properties and relates well to other properties within the vicinity of the site.

The rear dormer would sit back from the eaves and required an increase in height to the front eaves to accommodate the extension. Despite the ridge height increase being visible within the street scene, the altered appearance of the front elevation can be accommodated within the stepped roof design present along Hacking Street, coupled with the physical constraints associates with the site in terms of providing adequate headroom, on balance the proposal is considered to be acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information and drawings relating to the scheme and appropriate conditions to the approval have also been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

003 Rev 3 and Location Plan and the Site Plan numbered 01, stamped as received on the 3 March 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

2 West Marwood Street, Manchester, M7 4TX
42 Hacking Street, Manchester, M7 4YD
96 North Clifden Lane, Manchester, M7 4TY
38 Hacking Street, Manchester, M7 4YD
98 North Clifden Lane, Manchester, M7 4TY
94 North Clifden Lane, Manchester, M7 4TY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1